

CITY OF VANCOUVERSPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 22, 1977, commencing at 11:00 a.m., in the No. 1 Committee Room, Third Floor, City Hall to discuss the disposition of City-owned properties in Blocks 129 and 130, Locarno.

PRESENT: Mayor Volrich (in the Chair for a portion of the meeting)
Alderman Kennedy (in the Chair for the remainder of the meeting)
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: M. L. Cross

1. Locarno - Blocks 129 and 130

On November 8, 1977, when considering recommendations contained in the Report of the Standing Committee on Planning and Development dated September 29, 1977, Council also considered a letter dated October 27, 1977 from the Chairman of the Board of Parks and Recreation containing the following resolution:

"THAT the Board remind City Council that it has no authority to dispose of park sites, such as those in Block 130, without the consent of the Park Board and further that the Board request City Council to defer action on Block 130 until the Board meets with City Council to further discuss this matter."

Council agreed to meet with the Park Board as soon as possible to discuss the matter.

The Chairman of the Park Board, I. Bain, and Park Commissioners DuMoulin, Fraser, Fowler and Wainborn were present.

The Mayor noted the following resolutions which have been adopted by Council:

- a) Amended recommendations of the Standing Committee on Planning and Development dated August 28, 1975 contained in the following extract from the Council minutes of September 16, 1975:

MOVED

THAT recommendations A(i) to (iv) of the Committee contained in this Clause, amended as follows, be referred to the Standing Committee on Planning and Development to discuss with the community and the Park Board, discussion to include multiple housing alternatives

"A. That Alternative A, including the following, be proceeded with:

- (i) Blocks 130 and 129 to be disposed of by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board;

cont'd.....

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Locarno - Blocks 129 and 130 (cont'd)

- (ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood;
- (iii) Community Builders Ltd., and the City to proceed with joint or separate subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115', and City-owned property at 2nd Avenue and Sasamat to be subdivided to provide ten (10) single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the Approving Officer."

- LOST

(Underlining indicates amendment)

MOVED

THAT amended recommendations A(i), (ii) and (iii) as quoted above be approved.

- CARRIED UNANIMOUSLY

MOVED

THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED

MOVED

THAT the communication from the Park Board dated September 10, 1975, be received for information.

- CARRIED UNANIMOUSLY "

b) Recommendations of the Standing Committee on Planning and Development dated September 29, 1977 adopted by Council on October 18, 1977:

"A. THAT the Park Board be requested to immediately inform the Director of Planning and the City Engineer of planning activities at Jericho Park, i.e., issues of traffic, parking and other impacts on the surrounding area.

- CARRIED UNANIMOUSLY

B. THAT the balance of the recommendations contained in the Manager's Report dated August 2, 1977 be deferred until the Planning Department work programme for 1978 is received.

- CARRIED UNANIMOUSLY

C. THAT Council's decision of September 16, 1975 be reaffirmed and the Supervisor of Properties be instructed to immediately dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board.

- CARRIED

D. THAT the Director of Planning be instructed to make application to rezone the C-1 property in Blocks 129 and 130, and refer same direct to Public Hearing.

- CARRIED "

cont'd.....

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Locarno - Blocks 129 and 130 (cont'd)

c) Recommendations contained in a report of the City Manager dated July 7, 1976, adopted by Council on July 27, 1976:

- "(1) The City-owned properties in Blocks 129 & 130 not affected by the road realignment and rezoning proposals be disposed of by way of prepaid leases for one period only of 60 years and that the Acting Supervisor of Property and Insurance be authorized to advertise the properties for lease, incorporating the necessary items and conditions to the satisfaction of the Director of Legal Services.
- (2) Further, that the net proceeds from the prepaid leases be allocated to the Park Board's Jericho Park development fund.
- (3) The street ends remain dedicated to permit servicing of utilities and be used for parking purposes as in the past.

- CARRIED UNANIMOUSLY "

Commissioner Bain advised that the Park Board on October 18, 1977 requested Council to defer consideration of the disposition of the City-owned properties in Block 130. Council did not defer the matter and reaffirmed its previous decision of September 16, 1975 to dispose of the properties in Blocks 129 and 130 by way of prepaid leases.

The Board on November 8, 1977 reiterated their September 10, 1975 position that Council has no authority to dispose of park sites such as those in Block 130 without the consent of the Park Board.

Commissioner Bain advised that the Board wishes to retain Block 130 as it is to allow an orderly process for development which would include an analysis on the effects the increased traffic generated by any development of the site. He noted that the Director of Planning had recommended that a study be undertaken of the various developments in the entire Jericho/Locarno area. Mr. Bain suggested that a committee comprised of representatives of Council, Park Board, their staffs and citizens groups, be set up. This Committee could be the sounding board for opposing groups to work out their differences and form a concensus for the area.

The Mayor noted the memorandum dated November 22, 1977, distributed at the meeting and addressed to the members of Council and Park Board from the City Manager in which he advises:

- "1) Although some of the lots in Block 130 were bought with 5-Year Plan funds for park purposes, they were not turned over to the care and custody of the Parks Board.

Hence, legally a 2/3 majority of Council can divert the lands for other purposes without concurrence of the Parks Board.

cont'd.....

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Locarno - Blocks 129 and 130 (cont'd)

- 2) Notwithstanding the above, Council has throughout agreed to make its resolutions to dispose of the land subject to concurrence of the Parks Board.
- 3) Such approval was, in fact, given by the Parks Board on November 17, 1975.
- 4) The above approval by the Parks Board was subject to certain conditions. These were resolved by an exchange of letters which resulted in the Council resolution of July 27, 1976, (quoted previously). "

Commissioner Fowler indicated that although there was approval by the Park Board in 1975, the present Park Board should have an opportunity to discuss the matter.

(Mayor Volrich left the meeting and Alderman Kennedy assumed the Chair)

The City Manager was asked to comment on the legality of the Council action of October 18, 1977 reaffirming the Council action of September 16, 1975 -- to reaffirm an action of a previous Council, is a two-thirds majority of full Council necessary. At the October 18, 1977 Council meeting there were only seven affirmative votes as three of the ten Council members present were opposed to the motion.

The City Manager indicated that he would check this point with the Director of Legal Services and further advise Council. However, he advised that the Council actions of September 16, 1975 and July 27, 1976 are still valid.

MOVED by Ald. Puil

THAT the Council resolution of September 16, 1975 with respect to the disposition of the properties in Blocks 129 and 130 be rescinded.

(deferred)

MOVED by Ald. Harcourt

THAT the foregoing motion be deferred to a regular meeting of Council.

- CARRIED

(Aldermen Puil and Rankin opposed)

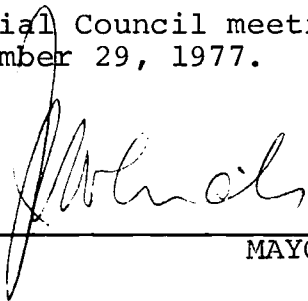
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The Special Council Meeting adjourned at 12:20 p.m.

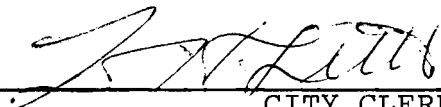
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NOTE: Subsequent to the meeting, the City Manager advised that the Director of Legal Services states the September 16, 1975 Council resolution is still valid and the October 18, 1977 Council resolution was unnecessary. To rescind the September 16, 1975 instructions to dispose of the lots in Blocks 129 and 130 would require a simple majority.

The foregoing are Minutes of the Special Council meeting
of November 22, 1977, adopted on November 29, 1977.



MAYOR



CITY CLERK